

AMENDMENT OF THE
CLATE MILLER MINOR SUBDIVISION
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST
UNTAN SPECIAL BASE AND MERIDIAN

BOUNDARY DESCRIPTION

Beginning at the Northwest Corner of the NE1/4 of the SW1/4 of Section 8, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
Thence South 89°54'08" East 1214.00 feet to the centerline of Cottonwood Creek;
Thence South 123°55' feet, more or less to a point which is North 00°19'47" West 584.46 feet and North 73°54'12" East 97.92 feet from the Southeast corner of said aliquot part;
Thence South 73°54'12" West 97.92 feet to the East line of said aliquot part;
Thence South 00°19'47" East 238.79 feet along said East line;
Thence South 20°04'55" East 1076.72 feet;
Thence South 89°49'59" West 225.23 feet to the centerline of the existing road;
Thence Northwesterly 2572 feet, more or less, along said centerline to the Point of Beginning, containing 33.63 acres. Said parcel being subject to those portions being used as a public road.

DESCRIPTION OF THAT PART OF SUBDIVISION IN ROOSEVELT CITY

All those portions of the NW1/4 of the SE1/4 of said Section which lie West of the centerline of Cottonwood Creek. Containing 0.94 acres, more or less.

DESCRIPTION OF THAT PORTION OF MILLER PROPERTY (DUCHESE COUNTY) BEING CONVEYED TO WILLS (ROOSEVELT CITY)

All that portion of the NE1/4 of the SW1/4 of said Section which lies East of the centerline of Cottonwood Creek. Containing 0.19 acres, more or less.

LOT 1 DESCRIPTIONS

DUCHESE COUNTY: That portion of Lot 1 which lies West of the East line of the NE1/4 of the SW1/4 of said Section 8. Containing 3.66 acres.

ROOSEVELT CITY: That portion of Lot 1 which lies East of the East line of the NE1/4 of the SW1/4 of said Section 8. Containing 0.94 acres.

DESCRIPTION OF THE MILLER REMAINDER

Commencing at the South Quarter Corner of Section 8, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
Thence South 89°35'14" East (East) 610.50 feet along the South line of the SE1/4 of said Section;
Thence North 19°32'35" West 682.23 feet (North 20°18' West, 677 feet, by record) to the TRUE POINT OF BEGINNING;
Thence North 74°23'57" East 384.93 feet;
Thence North 48°39'06" East 58.98 feet to the centerline of Cottonwood Creek;
Thence Northwesterly 2166 feet, more or less, along said centerline to a point which is North 00°19'47" West 584.46 feet and North 73°54'12" East 97.92 feet from the Southeast corner of the NE1/4 of the SW1/4 of said Section 8;
Thence South 73°54'12" West 97.92 feet to the East line of said aliquot part at a point of record described as being North 1650 feet from said South Quarter Corner;
Thence South 20°04'55" East 1076.72 feet (South 20°18' East 1070 feet, by record) to the TRUE POINT OF BEGINNING, containing 12.15 acres.

DESCRIPTION OF WILLS REMAINDER

All of that portion of Tract #1 of the AMENDED PLAT FOR COTTONWOOD CREEK SUBDIVISION, Entry No. 321994, located in Section 8, Township 2 South, Range 1 West of the Uintah Special Base and Meridian which lies North of the following described line:
Commencing at the South Quarter Corner of said Section 8;
Thence South 89°35'14" East 610.50 feet along the South line of the SW1/4 of the SE1/4 of said Section to the Southwest Corner of that parcel described on page 356, Book A547 of deeds in the County Recorder's office;
Thence North 19°32'35" West 682.23 feet (North 20°18' West, by record) to an iron bar and the TRUE POINT OF BEGINNING of said line;
Thence North 74°23'57" East 384.93 feet;
Thence South 05°03'39" East 71.28 feet;
Thence South 49°14'03" East 62.13 feet;
Thence North 73°13'52" East 147.53 feet;
Thence South 22°22'29" East 98.67 feet;
Thence South 36°28'45" East 188.45 feet;
Thence North 75°16'41" East 599.17 feet to the West right-of-way line of State Highway 121.
TOGETHER WITH:
All those portions of the NE1/4 of the SW1/4 of said Section 8 which lie East of the centerline of Cottonwood Creek;
LESS AND EXCEPT:
All those portions of the NW1/4 of the SE1/4 of said Section which lie West of the centerline of Cottonwood Creek.

OWNER'S CERTIFICATE

We, the undersigned, owners of the parcels shown hereon, having caused the same to be subdivided and adjusted into the parcels shown, do hereby set apart the same as a minor subdivision and boundary line adjustment, and place the boundary lines of the parcels as shown and described on this plat.

Landowner's Signatures _____ Print Name _____ Date Acknowledged to Notary _____ Notary's Initials _____

ACKNOWLEDGMENT

State of Utah }
County of Duchesne } SS
On the dates shown by each signature, personally appeared before me the signers of the above certificate who duly acknowledged to me that they did execute same.
My commission expires _____ Notary Public _____

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
COUNTY OF DUCHESE } SS
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. AND IS DULY RECORDED.

FILING NO. _____ COUNTY RECORDER _____

COUNTY SURVEYOR FILE NO. 3556

JERRY D. ALLRED & ASSOCIATES, INC.
SURVEYING CONSULTANTS
1235 NORTH 700 EAST - P.O. BOX 975
DUCHESE, UTAH 84021
(435) 738-5352

9 MAY 2017 17-100-024

NARRATIVE

This survey was performed at the request of Clate Miller for the purpose of adjusting the boundary between his property and that owned by John Wills so as to follow the centerline of Cottonwood Creek and also to create a minor subdivision using the new property line configuration. Section 8 had originally been surveyed by the General Land Office using the "3-mile" method of section subdivision during which the 1/16 corners had been set. Several of these PLSS monuments along with others set during previous surveys were found and used for this survey. Part of the property being subdivided is within Roosevelt City limits and so separate descriptions have been included to aid in the designation of taxing zones.

NOTE

This survey amends the minor subdivision survey for CLATE MILLER recorded on 1 December 2016 (entry #499500)

DUCHESE COUNTY TREASURER

PROPERTY TAX CLEARANCE
THIS _____ DAY OF _____ OF 20____

STEPHEN POTTER
DUCHESE COUNTY TREASURER

DUCHESE COUNTY PLANNING DEPT. APPROVAL

APPROVED AS A MINOR SUBDIVISION AND BOUNDARY LINE
ADJUSTMENT ON THIS _____ DAY OF _____ OF 20____

MICHAEL HYDE
DUCHESE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

CITY PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY
THE ROOSEVELT CITY PLANNING COMMISSION.

CHAIRPERSON _____

CITY COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE ROOSEVELT CITY COUNCIL.

MAYOR _____

ATTEST: CLERK _____

LINE	BEARING	DISTANCE
L1	N 29°56'04" E	77.35'
L2	N 00°17'26" W	108.02'
L3	N 15°45'09" W	257.33'
L4	N 27°57'56" W	150.22'
L5	N 36°50'16" W	276.32'
L6	S 20°03'23" E	126.35'
L7	S 89°50'52" W	93.12'
L8	S 04°09'40" E	209.95'
L9	S 44°18'28" W	181.63'
L10	S 33°24'26" W	200.76'
L11	N 09°20'38" W	55.35'
L12	N 17°03'12" W	42.87'
L13	N 27°47'50" W	39.95'
L14	N 33°25'27" W	73.48'
L15	N 35°49'10" W	183.61'
L16	N 36°10'44" W	121.00'
L17	N 35°40'49" W	321.37'
L18	N 38°31'29" W	266.07'
L19	N 44°07'29" W	44.92'
L20	N 60°48'05" W	35.07'
L21	N 61°02'44" W	135.68'
L22	N 60°48'58" W	177.28'
L23	N 59°29'03" W	124.42'
L24	N 57°50'00" W	58.75'
L25	N 47°35'38" W	51.33'
L26	N 38°34'22" W	43.23'
L27	N 31°07'56" W	34.26'
L28	N 31°33'10" W	191.75'
L29	N 34°03'02" W	137.25'
L30	N 26°37'55" W	64.87'
L31	N 25°41'12" W	45.24'
L32	N 03°54'29" W	128.31'
L33	N 04°44'53" E	106.40'
L34	N 01°39'32" W	26.73'
L35	N 47°51'21" W	62.87'
L36	S 05°03'39" E	71.28'
L37	S 49°14'03" E	62.13'
L38	N 73°13'52" E	147.53'
L39	S 22°22'29" E	98.67'
L40	S 36°28'45" E	169.45'

LEGEND AND NOTES

- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- FOUND 1/16 CORNER
- FOUND REBAR OR IRON RODS SET ON PREVIOUS SURVEYS
- 5/8"x24" REBAR WITH PLASTIC CAP STAMPED ALLRED SURVEYING SET BY THIS SURVEY
- EXISTING FENCE CORNER
- EXISTING FENCES
- ROOSEVELT CITY BOUNDARY

THE BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH DERIVED FROM G.P.S. OBSERVATIONS AT THE CORNER COMMON TO SECTIONS 15, 16, 21, AND 22, T2S, R1W, U.S.B.&M., LAT: 40°18'07.650"N AND LONG: 109°59'30.703"W USING THE UTAH STATE G.P.S. VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEOGRAPHIC REFERENCE CENTER.

SEE DETAIL OF CUL-DE-SAC RIGHT-OF-WAY

FOUND COUNTY MONUMENT AT QUARTER CORNER

FOUND 5/8" REBAR WITH CAP AT 1/16 CORNER

EXISTING HOME

NOT A PROPOSED BUILDING LOT

EXISTING 20' WIDE ROAD RIGHT-OF-WAY

DETAIL OF CUL-DE-SAC RIGHT-OF-WAY

NE1/4 SW1/4

WILLS REMAINDER

MILLER REMAINDER

STATE HIGHWAY 121

FOUND COUNTY MONUMENT AT 1/16 CORNER

FOUND COUNTY MONUMENT AT QUARTER CORNER

FOUND COUNTY MONUMENT AT SECTION CORNER

FOUND 1/2" REBAR AT SECTION CORNER

FOUND COUNTY MONUMENT AT QUARTER CORNER

FOUND COUNTY MONUMENT AT SECTION CORNER

FOUND COUNTY MONUMENT AT QUARTER CORNER

FOUND COUNTY MONUMENT AT SECTION CORNER

FOUND COUNTY MONUMENT AT SECTION CORNER